

**Agenda No.:** 8  
**Public Hearing – Replat  
& Site Plan:** Wingate Hotel, S.H. 121 and Independence Retail, Block A,  
Lot 2 (SPRP09-0001)  
**Owner(s):** 121 Vista Partners, L.P.

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**DESCRIPTION:**

A hotel on one lot on 4.5± acres, on the north side of State Highway 121, 900± feet east of Independence Parkway. Zoned Highway. Neighborhood #27. SM

**REMARKS:**

Site Plan:

**Access:** Access is provided from State Highway 121 and Independence Parkway. A site plan and final plat to construct these driveways was approved by the Commission on August 26, 2008.

**Cross access:** Cross access is provided within the development.

**Parking:** Parking is adequate. Six parking spaces being built on Lot 2 will be placed within a parking easement for the future Lot 8 in accordance with the Preliminary Site Plan.

**Screening:** Screening is not required.

**Open Space:** Open space is adequate.

**Tree Preservation:** There are protected trees on the property. Trees are to be removed and mitigated for in association with the previously approved site plan as infrastructure is installed on the property. No additional trees are to be removed with the construction of the hotel.

**Landscape Plan:** A landscape plan has been submitted for staff review.

**Façade Plan:** A façade plan has been submitted for staff review.

**Additional Information:** The site plan conforms to the preliminary site plan.

Replat:

The purpose of this replat is to dedicate easements necessary for the development of Lot 2.

**RECOMMENDATION:**

Recommended for approval subject to:

Site Plan

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Final Acceptance of the plans associated with SPFP08-0039 to ensure the provision of adequate infrastructure for the development.

Replat

Additions and/or alterations to the engineering plans as required by Engineering Services.